



NEWBURY HOUSING FORUM

July 26, 2021

Welcome!



Quick Poll

- What type of housing unit do you live in currently?
- Are you or a family member likely to need a different type of housing in the next 10 or more years?



The Committee Purpose



Forming the Newbury Housing Committee



ENVISION NEWBURY
2027



STATE
REQUIREMENTS



FORMING THE
COMMITTEE

Committee Values

- Fostering a sense of community
- Every Newbury resident has a voice
- Transparent process
- All meetings posted and open to the public
- Everyone deserves a home
- Providing opportunity for housing diversity
- Provide the opportunity to develop workforce housing



Workforce Housing

- Housing for sale qualifies as “workforce housing” if it is “affordable to a household with an income of no more than 100 percent of the median income for a 4-person household.
- Rentals, in contrast, qualify as “workforce housing” if they are “affordable to a household with an income of no more than 60 percent of the median income for a 3-person household.
- The Median Income for Newbury Households is \$93,466 (2018)
- Up significantly from \$64,475 (2014)



Work Accomplished to Date:

- Monthly meeting since September 2020
- A "Needs Assessment" for housing in our area,
- Review of Newbury Land Use regulations,
- A January public outreach to the Newbury Community to keep residents informed and to answer questions.



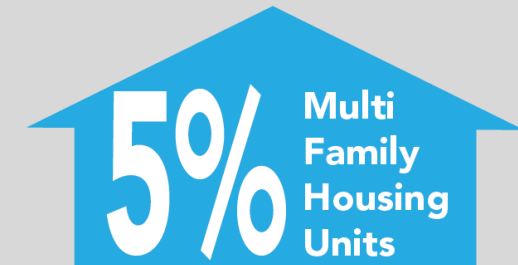
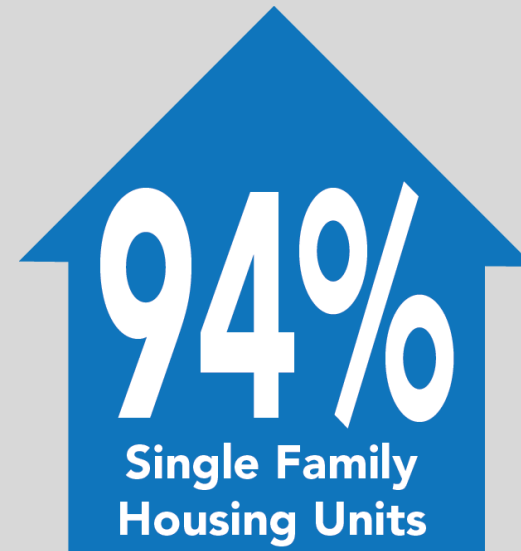
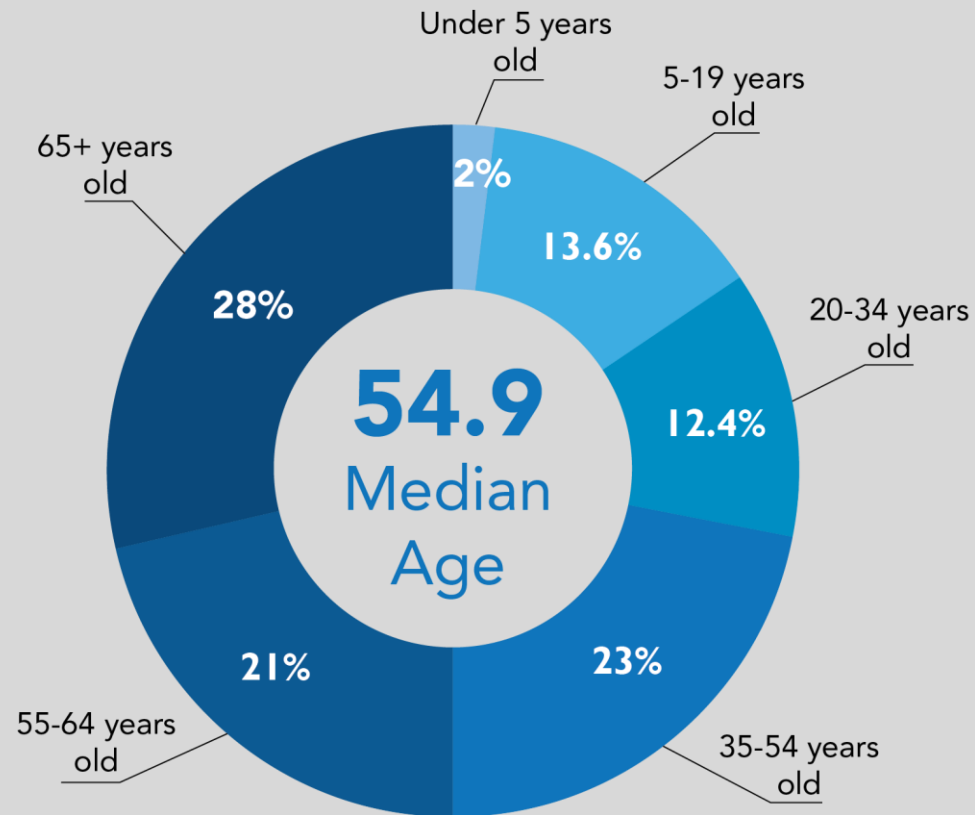
March 23rd Public Forum

What we learned:

- Not all factors of housing development can be controlled by the Town.
- The biggest obstacles to developing more housing variety ARE within the control of the town.
- The costs of land and infrastructure (roads, etc.) are extremely high.
- These costs make the construction of work force and affordable housing difficult.



Demographic and Housing Profile



Review of Housing Types

Phase 1 – Regulatory Approaches

- Adaptive Reuse
- Inclusionary Zoning
- Form Based Code
- Missing Middle Housing
- Higher Density Housing
- Cottage Housing
- Cluster Housing
- Planned Unit Development
- Limited Development
- Short-term Rental Regulations
- Sheltered or Extra Care Housing



Planning & Zoning Audit

- Review of existing plans and regulations:
 - Newbury Master Plan,
 - Zoning Ordinance,
 - Subdivision and Site Plan Review Regulations
- Identified the disconnects between the **Housing** vision and policy related language in the Master Plan and the three existing land use regulations.



Planning & Zoning Audit

Envision Newbury 2027

Three major implementation actions were identified to continue this work:

- ✓ The Town should **initiate an outreach and education campaign** related to the new workforce housing provision.
- ✓ **Conduct a housing needs assessment of the community** to identify additional unmet housing needs.
- **Review and amend the zoning regulations** to encourage development of a variety of housing types beyond single family residential units.



Planning & Zoning Audit

Possible Near Term Zoning Changes:

- Duplex: There is no definition of a Duplex in any Newbury Land Use Regulation. This two-unit form of housing should be defined.
- Cluster Definition: The definition only allows for residential uses currently. Consider revising this definition to allow mixed-use developments to make use of this regulation if they are within or adjacent to future Business or Village Zoning Districts.
- Accessory Apartments: Could the number of bedrooms permitted be increased to three? Could the maximum square footage be increased?



Planning & Zoning Audit

Possible Near Term Subdivision Changes:

- The definitions in this document do not refer back to the Zoning Ordinance Definitions, but they do so in the Site Plan Regulations.
- Is there a way to waive the additional Site Plan requirements for new subdivisions if the multi-family units will primarily provide workforce housing units?



Planning & Zoning Audit

Possible Near Term Site Plan Changes:

- Multi-family structures with three or more units must comply with the requirements for a Major Site Plan Approval. Could this standard be changed to a requirement for Minor Site Plan Approval for multi-family units that include 3-5 units, and Major Site Plan for units with more than 5 units?



Timeline and Next Steps



MONTHLY COMMITTEE
MEETINGS



PUBLIC MEETING FALL
OF 2021 REGULATORY
CHANGES FOR 2022.



2022 TOWN MEETING
OUTREACH AND
EDUCATION

Questions and Discussion

